

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL R-28A

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "project Area", has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS Lawrence P. Cullity has expressed an interest in developing Disposition Parcel R-28A, in conjunction with the policies and procedures for the sale of small lots, as yard space and off street parking;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Lawrence P. Cullity be and hereby is designated as developer of Disposition Parcel R-28A; subject to:
 - (a) Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.
 - (b) Completion of improvements within 6 months from date of conveyance.
2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.
3. That it is hereby determined that Lawrence P. Cullity possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Director is hereby authorized for and on behalf of the Authority to execute and deliver a Land Disposition Agreement for Disposition Parcel R-28A between the Authority as seller and Lawrence P. Cullity as buyer, in consideration of that purchase price in which HUD concurrence has been received, and the buyer's agreement to continue to maintain the Parcel, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.
5. That the Director is further authorized to execute and deliver deed conveying said parcel pursuant to such disposition agreement; and that the execution by the Director of such agreement and deed to which a certificate of vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.
6. That the Director is further authorized to grant, to and for the benefit of the abutting land-owners such easements of access and travel over Disposition Parcel R-28A as the Director shall deem necessary or appropriate, such easement grants to contain such terms and conditions as the Director shall deem proper and in the best interests of the Authority.
7. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposition transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".



November 11, 1971

MEMORANDUM

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TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: Charlestown, Mass. R-55 / Disposition Parcel R-28A
Designation of Developer for Small Parcel

The owner of property abutting 23 Cook Street, Charlestown, Disposition Parcel R-28A, was notified of the availability of the lot in accordance with "Policies and Procedures for the Sale of Small Parcels" which were adopted by the Authority on November 18, 1966.

The subject parcel is part of a larger vacant disposition parcel owned by the Authority. Therefore, the only abutter is Mr. Lawrence P. Cullity, the owner of property at 21 Cook Street, Charlestown, who expressed an interest in developing the subject lot for the purpose of yard space and off street parking. The subject parcel R-28A consists of 1,026 sq. ft. of land more or less. The remainder of R-28 has been designated as three (3) single family home lots.

A disposition price of \$100. was approved by the Authority on October 14, 1971.

It is recommended that the Authority adopt the attached resolution designating Lawrence P. Cullity as redeveloper of Parcel R-28A.

An appropriate resolution is attached.